

CITY OF MEDINA
PLANNING COMMISSION MEETING

July 12, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Mark Nelson called the July 12, 2005, Planning Commission meeting to order at 7:06 p.m., and welcomed newly appointed commissioners, Judie O' Brien and Gerry Zyfers.

ROLL CALL

Present: Mark Nelson, Chair; Jim Lawrence, Vice-Chair
Commissioners: Holly Greenspoon, Bret Jordan,
Judie O'Brien, and Gerry Zyfers

Absent: Debra Ricci

Staff Present: Joseph Gellings, Director of Development Services; Wayne Tanaka, City Attorney; Tim Tobin, City Engineering Consultant; and Rachel Baker, Administrative Assistant

MINUTES

MOTION LAWRENCE, SECOND JORDAN TO APPROVE MINUTES FROM JUNE 7, 2005 PLANNING COMMISSION MEETING, MOTION PASSED 6-0; 7:09 PM.
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NEW BUSINESS

Election of Chair and Vice-Chair (7:10 pm)

Nelson accepted nominations for chair and vice-chair and commissioners voted for positions.

FOLLOWING NOMINATIONS AND ELECTIONS, COMMISSIONERS VOTED IN FAVOR OF NELSON AS CHAIR AND LAWRENCE AS VICE CHAIR, 7:16 PM.

PUBLIC HEARING

Construction Mitigation Plan, Level 2
7814 Northeast Eighth Street, Medina (7:16 pm)

Tobin read Staff Report.

*Jeff Wright, Vice President of Construction, Lexington Fine Homes
2700 Northup Way #400, Bellevue WA 98004*

Wright agreed with all recommendations in Staff Report and indicated he has notified neighbors of proposed construction.

Commissioners discussed construction route and relationship with current re-construction of Medina Elementary School and Green Store. Tobin defined route and indicated he would anticipate traffic reduction after excavation for Lexington project is complete.

Commission proposed no construction during Medina Days, Saturday, August 13, 2005.

Commission discussed start time and agreed to 7:30 am start time Monday through Friday, and 9:00 am to 4:00 pm, Saturdays.

MOTION JORDAN, SECOND LAWRENCE TO APPROVE STAFF RECOMMENDATION FOR CONSTRUCTION MITIGATION PLAN NUMBER C042805-0922 WITH CHANGE IN START TIME TO 7:30 AM WEEKDAYS, 9:00 AM SATURDAYS, AND NO WORK ON AUGUST 13, 2005; MOTION PASSED 6-0, 7:43 PM.

DISCUSSION

Nonconforming Envelopes (7:48 pm)

Gellings requested discussion item tabled to future meeting in order to collect additional information and commission agreed.

Site Plan Review (7:49 pm)

Gellings introduced City Attorney, Wayne Tanaka, to commissioners and indicated Tanaka would be available to answer questions regarding ordinance drafting. Gellings detailed matrix from commissioners' directives and described parcel map identifying lots affected by Site Plan Review. Gellings asked commissioners to respond to revisions.

Following discussion, Commission agreed to forward revised ordinance to City Council with the following changes:

- Delete sentence from Section 1D: "Site Plan Review shall specifically avoid aesthetic and other forms of design review".
- Add a second lot size clause for when 40,000 to 80,000 square foot lot trigger Site Plan Review of "when the subject lot is at least twice as large as the smallest abutting lot" and trigger Site Plan Review when either lot size clause is true."
- Add exemption for critical areas and language, which would require 1). Noticing to surrounding neighbors, and 2). Exemption from Site Plan Review if no comments received from noticing effort.
- Add disclaimer to illustration.

<p>MOTION LAWRENCE, SECOND JORDAN TO APPROVE AMENDED SITE PLAN REVIEW ORDINANCE AND RECOMMEND TO CITY COUNCIL, MOTION PASSED 6-0; 9:04 PM.</p>
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ADJOURNMENT

<p>THE JULY 12, 2005, PLANNING COMMISSION MEETING ADJOURNED, 9:53 PM.</p>

The July 12, 2005, Planning Commission meeting was adjourned, 9:04 pm.

The next Planning Commission meeting is scheduled for Tuesday, August 2, 2005, 7:00 pm.

Minutes taken by:

Rachel Baker
Administrative Assistant